



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

January 29, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut- Chair
Kaushal Shah
Matthew Griebel

Barris Kaiser- Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for January 15, 2025. (For possible action)
- IV. Approval of the Agenda for January 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.
DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action) **02/05/25 BCC**
 - 2. **PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action) **02/18/25 PC**
 - 3. **ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**
ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **02/18/25 PC**
 - 4. **VS-24-0766-A B C HAVEN WEST INC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action) **02/18/25 PC**

5. **WS-24-0767-A B C HAVEN WEST INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduced street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.
DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane, the west and east sides of Haven Street and 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

6. **TM-24-500166-A B C HAVEN WEST INC:**
TENTATIVE MAP consisting of 63 single-family detached residential lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane and the west side of Haven Street; and 280 feet north of Windmill Lane and the east side of Haven Street within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

7. **PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action) **02/18/25 PC**

8. **ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:**
ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action) **02/18/25 PC**

9. **VS-25-0006-K R L J 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh (For possible action) **02/18/25 PC**

10. **WS-25-0008-K R L J 3, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce street landscaping; 2) dedication of right-of-way; and 3) allow modified driveway design standards.
DESIGN REVIEW for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action) **02/18/25 PC**

11. **SDR-24-0745-PROJECT CACTUS, LLC**
SIGN DESIGN REVIEWS for the following: 1) modified residential adjacency standards; and 2) proposed signage for a previously approved commercial center on 1.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. JJ/bb/kh (For possible action) **02/19/25 BCC**

12. **VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Arville Street and Rogers Street within Enterprise (description on file). MN/my/kh (For possible action) **02/19/25 BCC**
13. **WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Mardon Avenue and the east side of Rogers Street within Enterprise. MN/my/kh (For possible action) **02/19/25 BCC**
14. **WC-24-400145 (ZC-19-0349)-DIAMOND ARVILLE, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a separation between site wall and armory to be agreed upon by both property owners in conjunction with an existing warehouse building on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise. JJ/nai/kh (For possible action) **02/19/25 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: February 12, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespie Street
 Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

January 15, 2025

MINUTES

Board Members:	David Chesnut – Chair – PRESENT Barris Kaiser – Vice Chair – PRESENT Chris Caluya – PRESENT	Matthew Griebel – PRESENT Kaushal Shah – EXCUSED
Secretary:	Carmen Hayes 702- 371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-1234 abc@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:00 p.m.

II. Public Comment

- Neighbor states Application WS-24-0732 has not received HOA approval.

III. Approval of December 11, 2024 (For Possible Action)

Motion by Barris Kaiser
Action: **APPROVE** Minutes for December 11, 2024
Motion **PASSED** (4-0) Unanimous.

IV. Approval of Agenda January 15, 2025

Moved by: Barris Kaiser
Action: **Approved** agenda with the following changes:
Motion:

Related Applications:

2. ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
3. VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
4. WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
5. TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:

10. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C:
11. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C:
12. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

13. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
14. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

15. WS-24-0728-STONE LAND HOLDINGS, LLC:
16. TM-24-500156-STONE LAND HOLDINGS, LLC:

18. ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:
19. VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:
20. WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:
21. TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:

22. VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
23. WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
24. TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

- **RNP Alliance Advisors Committee:**
The committee is requesting citizen opinion on the naming for the RNP neighborhoods. Brian Scroggins is the committee representative for Enterprise.

- **PUPPY LOVE:**
Commissioner Naft presents: Puppy Love
Animal adoptions, Vegan food and treats, Pet-friendly vendors, Pet arts and crafts
Silverado Ranch Dog Park
9855 Gillespie St.
February 8, 2025, 2PM to 4PM

Planning & Zoning

VI. Planning & Zoning

1. **ET-24-400137 (UC-2093-96)-CAPSTONE CHRISTIAN SCHOOL:**
USE PERMITS SEVENTH EXTENSION OF TIME to complete the following: **1)** a temporary batch plant; and **2)** additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects. **VARIANCES** for the following: **1)** permit a previously approved, privately funded, below grade storm water detention basin; and **2)** permit a temporary construction trailer on 40.38 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 900 feet east of Amigo Street within Enterprise. MN/nai/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut
Action: **DENY:** Use Permit
APPROVE: Use Permits #2
APPROVE: Variances.
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

2. **ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **01/22/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

3. **VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; and 3) modify residential adjacency standards.
DESIGN REVIEW for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut
Action: **APPROVE** Waivers of Development Standards #s 1 and 2.
DENY: Waivers of Development Standards # 3
ADD Comprehensive Planning condition:
• Any combination of retaining and decorative wall over 9 ft to be terraced
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

5. **TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:**
TENTATIVE MAP consisting of 32 lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action)

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

6. **UC-24-0642-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
USE PERMITS for the following: 1) vocational training facility; and 2) outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscaping; 3) allow non-decorative fences; 4) increase fence height; 5) eliminate required parking spaces; 6) waive full off-site improvements; 7) eliminate throat depth; 8) reduce departure distance; 9) eliminate the drainage study; and 10) eliminate dedication of public right-of-way.
DESIGN REVIEW for a driving school with outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner Serene Avenue and Redwood Street within Enterprise. JJ/sd/kh (For possible action) **01/22/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE**.

ADD Comprehensive Planning condition:

- Review Waiver of development standards in 3 years

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

7. **WS-24-0526-GHANOLI HOLDINGS, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.

8. **ZC-24-0686-BIDI STAR, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Jonathan Drive within Enterprise (description on file). MN/gc (For possible action) **01/22/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

9. **AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT FIFTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone. Generally located on the east side of Giles pie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action) **02/04/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

10. **PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action) **02/04/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:**
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action) **02/04/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL**
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street, a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action) **02/04/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

13. **WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

14. **TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :**
TENTATIVE MAP consisting of 97 lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

15. **WS-24-0728-STONE LAND HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

16. **TM-24-500156-STONE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

17. **WS-24-0732-PLACEK, PAUL C.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

Motion by Chris Caluya
Action: **DENY/ Chestnut Nay**
Motion **PASSED** (3-1) /Unanimous

18. **ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:**
ZONE CHANGE to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

19. **VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

20. **WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

21. **TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
TENTATIVE MAP consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

22. **VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Add Comprehensive Planning conditions
Provide 5 foot wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.
Motion **PASSED** (4-0) /Unanimous

23. **WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) waive full off-site improvements; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

ADD Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

Motion **PASSED** (4-0) /Unanimous

24. **TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
TENTATIVE MAP consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

ADD Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

Motion **PASSED** (4-0) /Unanimous

25. **UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.
DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Applicants request to **HOLD** to The Enterprise TAB meeting on

January 29, 2025

Motion **PASSED** (4-0) /Unanimous

26. **WS-24-0706-SILVER CREEK II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) /Unanimous

27. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following:
1) 8-foot-high wall to include metal fencing on top and to be constructed on the eastern property line; and
2) intense landscaping consisting of 4-inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: No Motion- Items heard by BCC on 1/8/2024

28. **WS-24-0662-BARTSAS MARY 10, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) reduce street landscaping; and
2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: No Motion – Item heard by BCC on 1/8/2024

29. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

30. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

31. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce parking lot landscaping;
- 2) reduce buffering and screening;
- 3) increase maximum parking;
- 4) reduce drive-thru distance to properties subject to residential adjacency; and
- 5) allow an attached sidewalk.

DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

32. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

VII. General Business:

1. Elect a Chair and Vice Chair (For possible action)
2. Approve 2025 Meeting Calendar (For possible action)
Motion by David Chestnut
Action: **CHANGE:** Enterprise TAB meeting date from November 26, 2025, to November 25, 2025.
CHANGE: Enterprise TAB meeting date from December 31, 2025, to December 30, 2025.
Motion **PASSED** (4-0) /Unanimous
1. Review the Enterprise Town Advisory Board Bylaws (For discussion only)
TAB members were requested to review Enterprise TAB by laws. It was noted the Enterprise TAB location needs to be changed.

VIII. Public Comment:

- Tiffany Hesser, welcomed the new Enterprise Town Board Members.

IX. Next Meeting Date

The next regular meeting will be January 29, 2025, at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:30 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.

DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone.

Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

176-01-301-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an existing 6 foot high CMU block retaining wall along the south property line where buffering and screening shall consist of an 8 foot high decorative screen wall per Section 30.04.02C
2.
 - a. Reduce throat depth for a driveway along Jones Boulevard to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 80% reduction).
 - b. Reduce throat depth for a driveway along Badura Avenue to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 80% reduction).
 - c. Reduce the departure distance from the intersection of Badura Avenue and Jones Boulevard to 149 feet where 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 22% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description.

General Summary

- Site Address: 7020 Jones Boulevard
- Site Acreage: 1.78
- Project Type: Gasoline station and retail building (convenience store)
- Number of Stories: 1

- Building Height (feet): 19.5 (gasoline station canopy)/29.5 (retail building)
- Square Feet: 4,425 (retail building)/5,512 (gasoline station canopy)
- Parking Required/Provided: 18/19
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed gasoline station canopy and retail building (convenience store) that will be accessible directly from Jones Boulevard and Badura Avenue, directly north of the existing Jones Boulevard Marketplace. The retail building (convenience store) is depicted as being centrally located on the eastern half of the site, while the gasoline station canopy is located on the western half of the site. The retail building (convenience store) is located 84 feet from the southern property line and 20 feet from the eastern property line. The fuel canopy will feature 10 gasoline pumps and will be 73 feet west of the convenience store, 61 feet from Jones Boulevard, and 74.5 feet from Badura Avenue. Additionally, the fuel canopy is located 165.5 feet from the nearest residence to the west of the site, thus requiring a use permit. Parking for the retail building (convenience store) is located directly to the west and north of the storefront, and a trash enclosure is also being proposed to the south of the building.

Landscaping

The plan depicts all required street landscape trees provided on the back side of the proposed detached sidewalks along Jones Boulevard and Badura Avenue. Street landscaping shrubs are provided on the front sides of the detached sidewalk along both streets. The landscaping along Jones Boulevard and Badura Avenue are a mix of medium and large trees planted 20 feet on center.

Additionally, a landscape buffer at a minimum of 19 feet wide has been provided along the southern property line separating the proposed gasoline station and convenience store from the existing shopping center to the south. Additionally, a double row of evergreen trees are depicted as being planted 20 feet on center within the landscape strip on the southern property line, but the required 8-foot high wall has not been provided. Instead, the applicant is utilizing a 6 foot retaining wall that is already in place at the property line. There is also a landscape strip at a minimum of 11 feet wide along the eastern property line. This landscape strip contains a mixture of medium trees and shrubs.

Elevations

The plans for the proposed gasoline station canopy depict the structure as being 19.5 feet high and constructed of aluminum composite and metal paneling.

Elevation plans for the proposed retail building (convenience store) depict the building as being 29.5 feet high, finished with various architectural features such as painted metal paneling, glazed windows, stone veneer, and wooden posts supporting a staggered awning above the entrance.

Floor Plan

The plan for the convenience store depicts a 4,425 square foot retail building (convenience store) consisting of sales floor area, restrooms, equipment and storage areas, a walk-in cooler, and a

food preparation area. The entrance is on the west side of the building. The fuel canopy is depicted as being 5,512 square feet, with no interior rooms or structures other than fuel pumps.

Applicant’s Justification

The applicant states the 165.5 foot separation between the proposed gasoline station canopy and the residential development to the west where 200 feet is required is negated by Jones Boulevard separating the 2 uses. The applicant also states their waiver for the required 8 foot high screen wall arises out of the existing condition of the site. Currently, there is a 6 foot high screen wall that separates the subject site and the property to the south. The applicant states this existing retaining wall acts as a screen wall, and they will still provide the required landscaping between the 2 sites. The applicant indicates the reduced throat depth necessary to accommodate access for emergency vehicles and to maintain the minimum required radius. The reduced departure distance is being requested due to the location of the subject parcel and the frontage limitation along Badura Avenue. Finally, the applicant states their site design incorporates many of the Clark County Sustainability requirements, including cool roofs, shade structures at entrances, and water efficient landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0332	Vacated and abandoned a portion of right-of-way being Jones Boulevard - recorded	Approved by PC	June 2019
WS-1058-17	Modifications to an approved convenience store and gasoline station with waivers of development standards for roof variation and alternative landscaping	Approved by BCC	January 2018
UC-0751-17	Convenience store and gasoline station	Approved by BCC	October 2017
ZC-0089-06	Reclassified 71.1 acres, including the subject site, to M-D zoning with waivers of development standards to increase the height of signs and increase the area of monument signs and a design review for signs in conjunction with a commercial and industrial development	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Commercial shopping center
South	Business Employment	CG	Commercial complex
East	Business Employment	IP	Office/warehouse development
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

A special use permit is required to locate a gasoline station closer than 200 feet from an area subject to residential adjacency. The separation from gasoline stations to residential developments required by Code is set in place to ensure that air quality for the surrounding residences is maintained and noise levels are kept at a minimum. The use permit request to reduce the required separation from the residential development to the west contradicts this reasoning. Additionally, Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing residential development may have potential health impacts due to a reduction in air quality.

Moreover, this request is a self-imposed hardship; the site could potentially be redesigned to relocate the gasoline station canopy to the east side of the site and the convenience store to the west side of the site. Doing so would increase the separation between the existing residential development and the gasoline station canopy and buffer the canopy with a building. In this case, the use permit could potentially be eliminated. For these reasons, staff cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff acknowledges the importance of Code compliant landscaping buffers and the standard 8 foot high decorative screen wall. However, in this case, the applicant is proposing to use an existing 6 foot high retaining wall. The applicant is proposing to install the landscaping that would be required with the landscape buffer, and the required 8 foot wall would instead be replaced by the existing 6 foot high retaining wall. Furthermore, the 2 extra feet of screen wall

height that would need to be added would only screen a restaurant drive-thru lane and a parking area. In this case, staff finds that the reduction in screen wall height will not negatively impact the property to the south. Staff has no objection to this request, however, since staff is not supporting the use permit or design review requests, staff cannot support this waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

In general, any development poses the opportunity to provide visually appealing architecture and needed services for surrounding communities. In this case, staff finds that the design of the convenience store provides multiple architectural features and meets the intent of Code, but the fuel canopy does not. Staff finds that the design of the proposed fuel canopy does not provide 4 sided architecture, and in general lacks many of the required design standards for the elevations that face Badura Avenue and Jones Boulevard. Additionally, it is possible that the site could have been redesigned as stated previously to allow a greater separation between the fuel canopy and the residential development to the west or to eliminate the required use permit altogether. Along with the reasons stated, staff does not support the use permit or waivers of development standards requests for this project, therefore staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Staff cannot support the request to reduction of throat depths for the commercial driveways. With this design, there is no defined area for vehicles to exit the right-of-way and enter the site without obstructions. Vehicles trying to access the fuel pumps would turn into immediate conflicts with other drivers causing stacking in the right-of-way.

Waiver of Development Standards #2c

Staff has no objection to the reduction in the departure distance for the Badura Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow. However, since staff cannot support in its entirety, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0253-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BELTWAY BUSINESS PARK RETAIL NO 1 LLC

CONTACT: MAVERIK, INC., 185 S. STATE STREET, SUITE 800, SALT LAKE CITY, UT 84111

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres.

Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-017; 177-09-403-014

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 3 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 Haven Street
- Site Acreage: 3.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Mid-Intensity Suburban Neighborhood (MN) will allow for a greater mix of housing options that will reduce the number of infill parcels within this neighborhood. Additionally, the site is near major streets (Las Vegas Boulevard South & Windmill Lane) where higher density residential would be appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0970-07	Reclassified the subject western parcel (APN 177-09-401-017) and adjacent parcels to the south from R-E to C-P zoning for office buildings	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise including the subject eastern parcel (APN 177-09-403-014)	Approved by BCC	October 2005

Surrounding Land Use (West Parcel - APN 177-09-401-017)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
South	Neighborhood Commercial	CP	Single-family residential development
East	Neighborhood Commercial	CP	Undeveloped
West	Corridor Mixed-Use	RS20	Single-family residential development

Surrounding Land Use (East Parcel - APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial	CP	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0765	A zone change to reclassify the site and APN's 177-09-401-009, 012, & 017; and 177-09-402-002, 004, & 005 from RS20 and CP to RS3.3 is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a design review on the site and APN's 177-09-401-009, 012, & 017; and 177-09-402-002, 004, & 005 for a single-family residential development is a companion item on this agenda.
TM-24-500166	A tentative map on the site and APN's 177-09-401-009, 012, & 017; and 177-09-402-002, 004, & 005 for a 63 lot single-family residential development is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for government patent easements and portions of right-of-way being Santoli Avenue and Haven Street is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff cannot support the request for Mid-Intensity Suburban Neighborhood (MN) for the eastern parcel (APN 177-09-403-014). Haven Street acts as a clear boundary line and buffer between the Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the east of Haven Street, and the higher density planned uses to the west of Haven Street. Changing the land use category for the eastern parcel to Mid-Intensity Suburban Neighborhood (MN) would adversely impact the adjacent Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north and east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Staff can support the request for Mid-Intensity Suburban Neighborhood (MN) for the western parcel (APN 177-09-401-017) since the request would be an extension of the existing Mid-Intensity Suburban Neighborhood (MN) planned land uses on the adjacent properties to the north, and would not adversely impact the adjacent commercially planned properties to the west and south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category not appropriate for the eastern parcel, but appropriate for the western parcel.

Staff Recommendation

Approval of APN 177-09-401-017; denial of APN 177-09-403-014. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

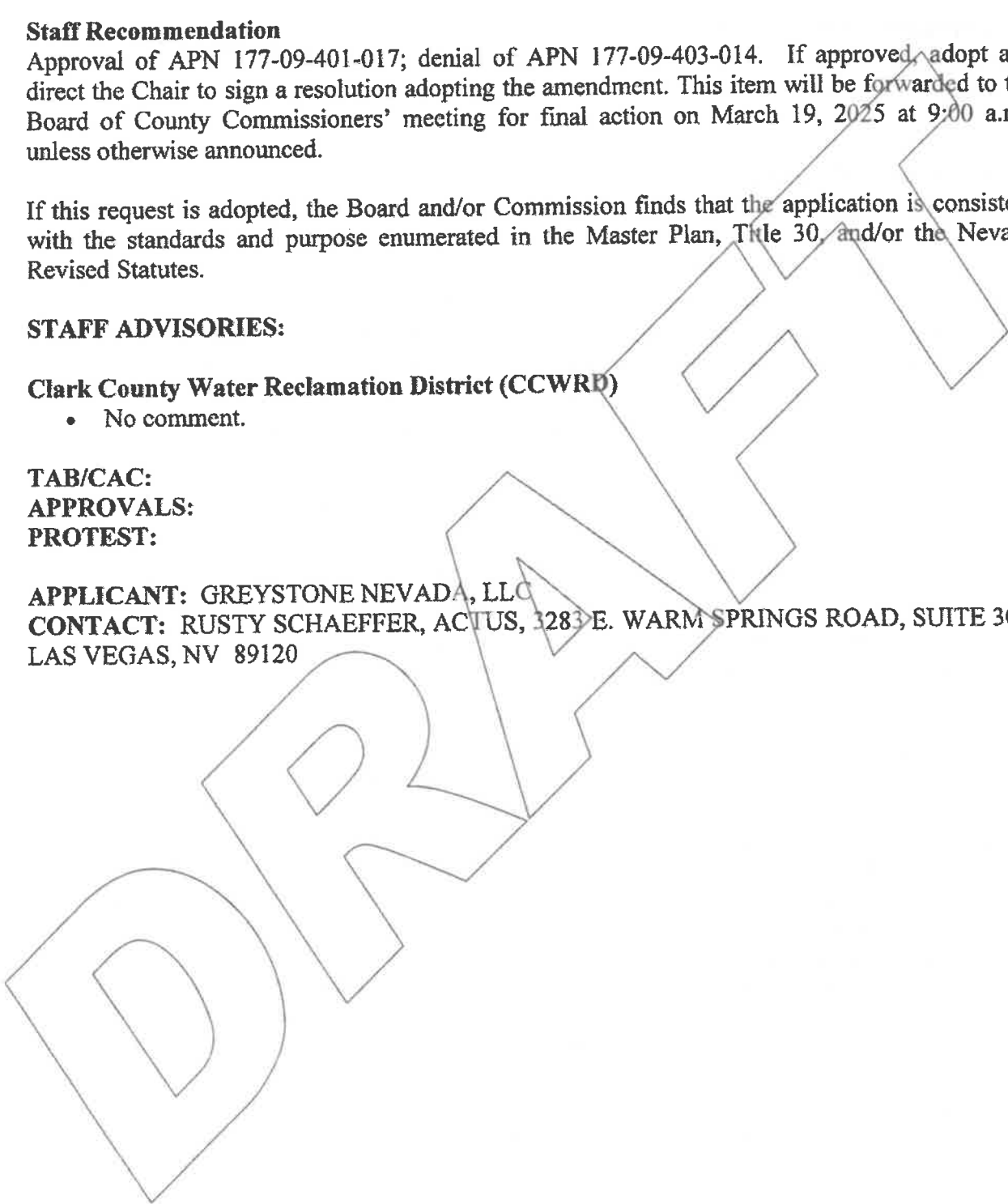
TAB/CAC:

APPROVALS:

PROTEST:

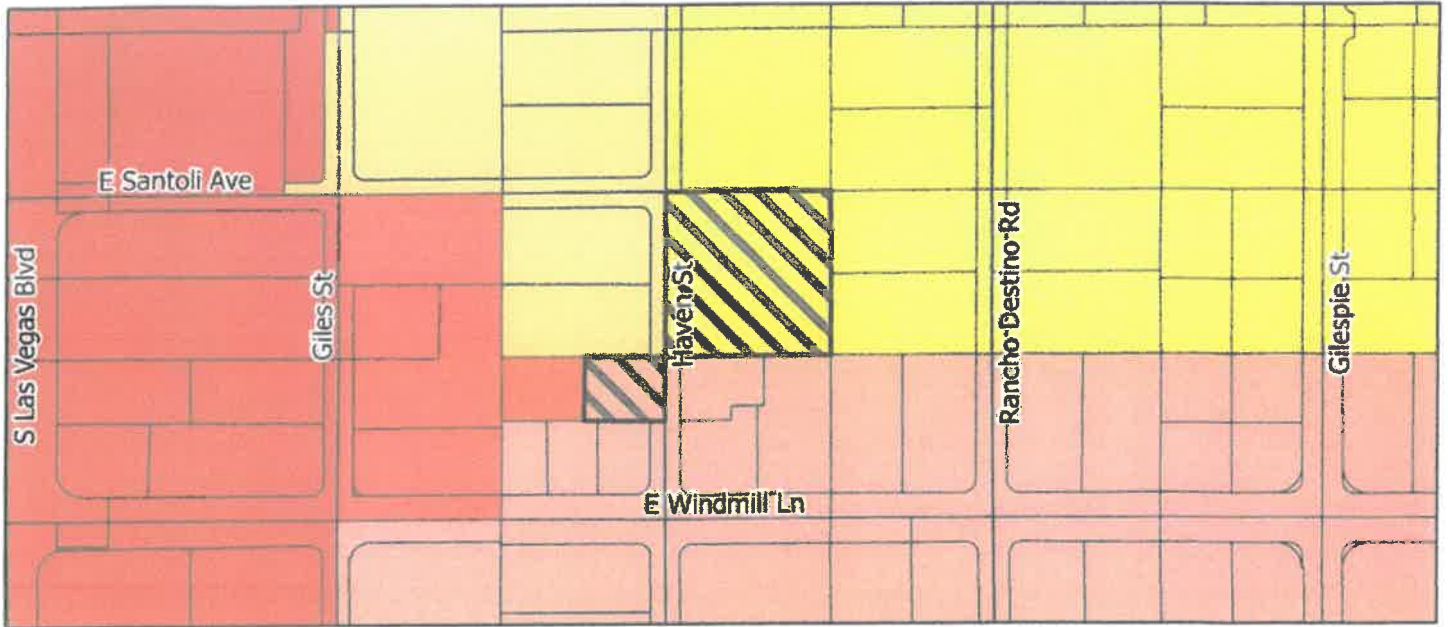
APPLICANT: GREYSTONE NEVADA, LLC

**CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

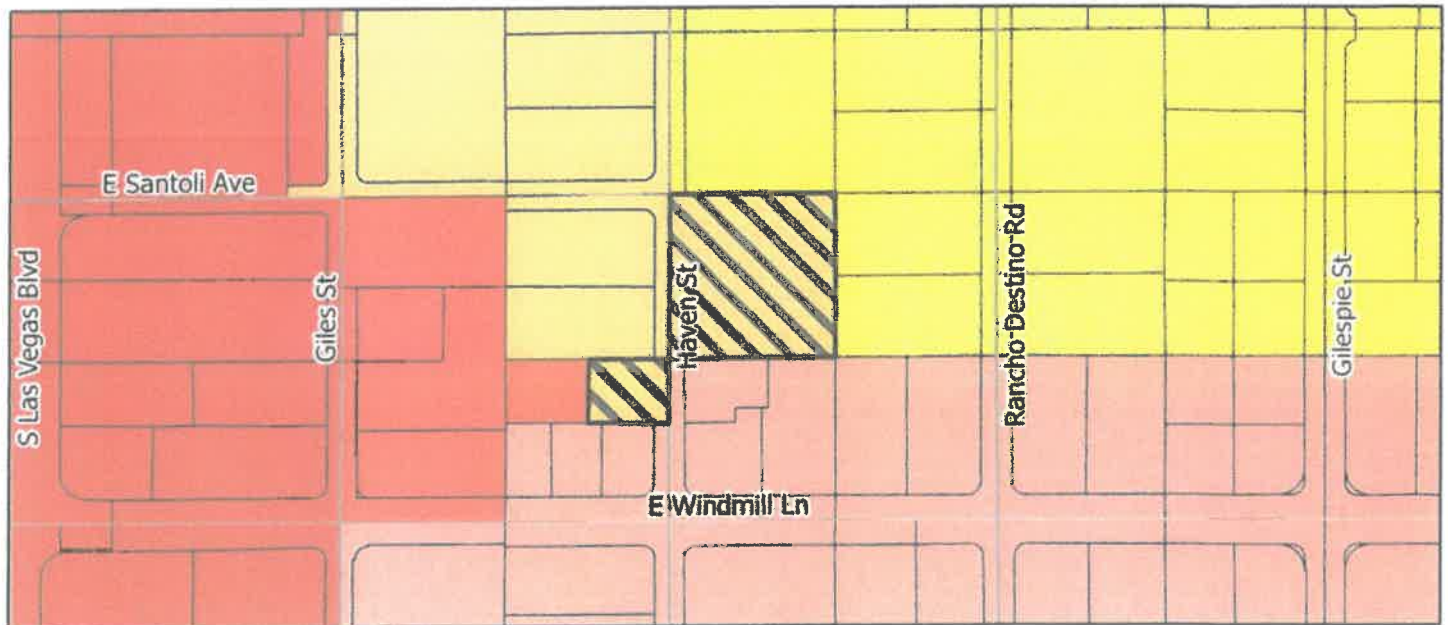


Planned Land Use Amendment PA-24-700042

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

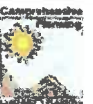
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-09-401-017

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven West, Inc.
ADDRESS: 2010 Valley View Ln, Suite #145
CITY: Farmers Branch STATE: TX ZIP CODE: 75234
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-208-7812 EMAIL: parker.slack@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 e. CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

ABC Haven West, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-700042
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FEES 3,200

DATE 1/29/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-09-403-014

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven East, Inc.
ADDRESS: 2010 Valley View Ln, Suite #145
CITY: Farmers Branch STATE: TX ZIP CODE: 75234
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-208-7812 EMAIL: parker.sleck@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 e. CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

ABC Haven East, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-760042
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

DATE 1/29/25

ACCEPTED BY RG
DATE 12/26/24
FFFS 3,200

December 23, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Mesa Verde and Haven
Land Use Justification Letter
in support of a Master Plan Amendment
APNs: 177-09-401-009, -012, -017; 177-09-402-002, -004, -005; & 177-09-403-014**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Master Plan Amendment application for the subject property (APNs: 177-09-401-017 & 177-09-403-014). The applicant will also be applying for a Design Review, Waiver of Standards, Re-Zone, Tentative Map and Vacation as companion items. Mesa Verde and Haven will consist of sixty-three (63) single-family detached residential homesites and eight (8) common lots encompassing the entire 10.16 acre site for a density of 6.20 DUA. A summation of the request is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 9.65 acres on APNs: 177-09-401-009, -012, & -017; 177-09-402-002, -004, -005; & 177-09-403-014 and is generally located at the southwest corner of the intersection of Mesa Verde Lane and Haven Street. The project site is generally located in a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) of Section 9, Township 22 South, Range 61 East, MDB&M, Nevada. The applicant is proposing 63 homesites on said 10.16 acres for a density of 6.20 DUA.

The majority of the project site is currently zoned as Residential Single Family 20 (RS20) with the most southerly parcel (APN 177-09-401-017) being Commercial Professional (CP). The parcels on the west side of Haven Street (APNs: 177-09-402-002, -004, -005, 177-09-401-009 & -012) have a land use designation for Mid-Intensity Suburban Neighborhood (MN). The last parcel on the west side of Haven Street (APN 177-09-401-017) has a land use designation of Neighborhood Commercial (NC). The parcel on the east side of Haven Street (APN: 177-09-403-014) has a land use designation of Ranch Estate Neighborhood (RN) with an RNP Overlay.

**PLANNER
COPY**
PA-24-700042

Master Plan Amendment

The applicant is requesting a Master Plan Amendment for APN 177-09-401-017 with a land use designation of NC and for APN: 177-09-403-014 with a land use designation of RN to both be updated to a land use designation of MN to match the remaining parcels within the site.

Goal 1.3 Policy 1.3.2: Mix of Housing Options within Neighborhoods: *Encourage a mix of housing options—both product types and unit sizes—within larger neighborhoods and multi-family.*

This proposed community would bring traditional, single family detached homes to area to provide a mix of housing options. This community is a quarter mile east of Las Vegas Boulevard, a high-frequency transit road, lending itself to a higher density community.

Goal 1.4 Policy 1.4.4: Infill and Redevelopment: *Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scan and intensity of the surrounding area.*

Development of the proposed single family homesites will help reduce the number of infill parcels within this neighborhood.

Enterprise Goal EN-2 Policy EN-2.1: Public Facilities Needs Assessment: *Require new development to contribute proportionally towards the provision of necessary public infrastructure in accordance with the PFNA.*

The current Re-zone request will most likely be assessed a PFNA fee.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Rusty Schaeffer
Principal

PLANNER
COPY
PA-24-700042

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay.

Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002, 177-09-402-004 through 177-09-402-005; 177-09-403-014

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8021 & 8075 Haven Street, 87 E. Mesa Verde Lane
- Site Acreage: 10.16
- Existing Land Use: Undeveloped & single-family residential

Applicant's Justification

The applicant states that the proposed RS3.3 zoning will provide a good transitional buffer between the CR zoned properties to the west and the RS20 zoned properties to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400049 (VS-0062-17)	First extension of time for the vacation and abandonment of patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easements and portions of right-of-way being Santoli Avenue and Giles Street - expired	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino Road to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for a portion of right-of-way being Geonry Avenue - expired	Approved by PC	July 2008
ZC-0970-07	Reclassified APN 177-09-401-017 and adjacent parcels to the south from R-E to C-P zoning for office buildings	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and a portion of right-of-way being Geonry Avenue - expired	Approved by PC	January 2006
ZC-1026-05	Established the RNP-I overlay in Enterprise including APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (Parcels West of Haven Street)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use	
North	Neighborhood Commercial	RS20	Single-family development	residential
South	Neighborhood Commercial & Corridor Mixed-Use	RS 20 & CP	Single-family development	residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family development undeveloped	residential &
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	CR	Single-family development undeveloped	residential &

Surrounding Land Use (Parcel East of Haven Street – APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use	
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family development	residential
South	Neighborhood Commercial	CP	Undeveloped	
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family development	residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped	

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate APN 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) and APN 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500166	A tentative map for a 63 lot single-family residential development is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for government patent easements and portions of right-of-way being Santoli Avenue and Haven Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS3.3 zoning for the parcel on the east side of Haven Street (APN 177-09-403-014). Haven Street acts as a clear boundary line and buffer between the Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the east of Haven Street, and the higher density planned uses to the west of Haven Street. Changing the zoning to RS3.3 for the parcel on the east side of Haven Street would adversely impact the adjacent Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north and east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Staff can support the request for RS3.3 zoning for the parcels on the west side of Haven Street since those parcels are planned for more intense and higher density uses. For these reasons, staff finds the request for RS3.3 zoning not appropriate for the parcel on the east side of Haven Street, but appropriate for the parcels on the west side of Haven Street.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of APN's 177-09-401-009, 177-09-401-012, and 177-09-401-017 and 177-09-402-002, 177-09-402-004, and 177-09-402-005; denial of APN 177-09-403-014. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed./kc

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-09-402-002, -004, -005, 177-09-401-009, -012 & -017

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven West, Inc.
ADDRESS: 2010 Valley View Ln, Suite #145
CITY: Farmers Branch STATE: TX ZIP CODE: 75234
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-208-7812 EMAIL: parker.slecker@iannar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 e: CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

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Robert C Murray
Property Owner (Signature)*

ABC Haven West, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) ZC-24-0765
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FEES \$1,700

DATE 1/29/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-09-403-014

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

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TELEPHONE: _____ CELL _____ EMAIL: _____

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CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 e CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

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Robert C Murray
Property Owner (Signature)*

ABC Haven East, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

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APPLICATION # (s) 2C-24-0765
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FEES \$1,700

DATE 1/29/25

December 23, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Mesa Verde and Haven
Land Use Justification Letter
in support of a Rezone
APNs: 177-09-401-009, -012, -017; 177-09-402-002, -004, -005; & 177-09-403-014**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Re-zone application for the subject property. The applicant will also be applying for a Tentative Map, Design Review, Waiver of Standards, Master Plan Amendment, and Vacation as companion items. Mesa Verde and Haven will consist of sixty-three (63) single-family detached residential homesites and eight (8) common lots encompassing the entire 10.16 acre site for a density of 6.20 DUA. A summation of the requests is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 9.65 acres on APNs: 177-09-401-009, -012, & -017; 177-09-402-002, -004, -005; & 177-09-403-014 and is generally located at the southwest corner of the intersection of Mesa Verde Lane and Haven Street. The project site is generally located in a portion of the Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Section 9, Township 22 South, Range 61 East, MDB&M, Nevada. The applicant is proposing 63 homesites on said 10.16 acres for a density of 6.20 DUA.

The majority of the project site is currently zoned as Residential Single Family 20 (RS20) with the most southerly parcel (APN 177-09-401-017) being Commercial Professional (CP). The parcels on the west side of Haven Street (APNs: 177-09-402-002, -004, -005, 177-09-401-009 & -012) have a land use designation for Mid-Intensity Suburban Neighborhood (MN). The last parcel on the west side of Haven Street (APN 177-09-401-017) has a land use designation of Neighborhood Commercial (NC). The parcel on the east side of Haven Street (APN: 177-09-403-014) has a land use designation of Ranch Estate Neighborhood (RN) with an RNP Overlay.

**PLANNER
COPY**

Zone Change

The applicant is respectfully requesting a zone change from CP and RS20 to RS3.3 for the subject parcels in support of the proposed residential development. The proposed RS3.3 zoning classification will provide a good transitional buffer between the existing CR zoning to the west & north of the project site and the existing RS20 zoning to the east. Please note a separate Master Plan Amendment will be processed concurrently to change the existing land use of APN: 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Neighborhood (MN) and APN: 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Neighborhood (MN) in support of said proposed zone change.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Rusty Schaeffer
Principal

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0766-A B C HAVEN WEST INC:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:
 177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

PROPOSED LAND USE PLAN:
 ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of the following: 1) 16.5 foot wide patent easements along the west and north boundaries of APN 177-09-402-002; 2) 5 foot of the right-of-way along Haven Street, east of APN's 177-09-402-004, 177-09-402-005, 177-09-401-009 and 177-09-401-012; 3) 60 feet of right-of-way being Santoli Avenue, located between APNs 177-09-402-005 177-09-401-009; and 4) 33 foot patent easement along the north, south and east property lines of APN 177-09-403-014. The patent easements are no longer required for right-of-way and utility purposes. The vacation of right-of-way of Santoli Avenue is necessary to develop the site, while the vacation of right-of-way along Haven Street is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400049-19	Extension of time for VS-0062-17 vacation of easements and right-of-way	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easement and right-of-way being Santoli Avenue	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for right-of-way being Geonry Avenue	Approved by PC	July 2008
ZC-0970-07	Zone change from R-E to C-P, waiver of development standards, and design review for two office buildings of APN's 177-09-401-017, 021, 022, and 023	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and right-of-way being Geonry Avenue	Approved by PC	January 2006
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) Zone for APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (West Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed Use	RS 20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS20 & CR	Single-family residential development & undeveloped

For APN's: 177-09-401-009; 177-09-401-012; 177-09-402-002; 177-09-402-004 through 177-09-402-005

Surrounding Land Use (East Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
South	Neighborhood Commercial	CP	Single-family residential development & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & CP	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	undeveloped

For APN: 177-09-403-014

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate the site from Neighborhood Commercial and Ranch Estates Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0765	A zone change to reclassify the site from RS20 and CP to RS3.3 is a companion item on this agenda.
TM-24-500166	A 63 lot single-family residential subdivision map is a companion item on this agenda.
WS-24-0767	A waiver of development standards and design review for single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: ACTUS, 3283 E. WARM SPRINGS RD. #300, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-09-402-002, -004, -005, 177-09-401-009, -012

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven West, Inc.

ADDRESS: 2010 Valley View Ln, Suite #145

CITY: Farmers Branch

STATE: TX

ZIP CODE: 75234

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 6385 S. Rainbow Blvd., Suite #300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-208-7812

EMAIL: parker.sleck@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer

ADDRESS: 3283 E. Warm Springs Rd., Suite #300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-856-9296 e

CELL 702-498-0357

EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert C Murray
Property Owner (Signature)*

ABC Haven West, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0766
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FEES \$1,700

DATE 1/29/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-09-403-014

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven East, Inc.

ADDRESS: 2010 Valley View Ln, Suite #145

CITY: Farmers Branch

STATE: TX

ZIP CODE: 75234

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 6385 S. Rainbow Blvd., Suite #300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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TELEPHONE: _____

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EMAIL: parker.sleck@fennar.com

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ADDRESS: 3283 E. Warm Springs Rd., Suite #300

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STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-856-9296 e

CELL 702-498-0357

EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert C Murray
Property Owner (Signature)*

ABC Haven East, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) VS-24-0766

ACCEPTED BY RG

PC MEETING DATE 2/18/25

DATE 12/26/24

BCC MEETING DATE 3/19/25

FEES \$1,700

TAB/CAC LOCATION Enterprise

DATE 1/29/25

December 23, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Mesa Verde and Haven
Vacation and Abandonment Justification Letter
APNs: 177-09-401-009, -012, -017; 177-09-402-002, -004, -005; & 177-09-403-014**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Vacation & Abandonment application. Lennar is proposing to develop a single-family residential subdivision on 10.16 acres generally located at the southwest corner of the intersection of Mesa Verde Lane and Haven Street.

The application is requesting abandonment of the existing onsite patent easements, 60' of total width of roadway reservation of Santoli Avenue (30' in width on the south side of APN: 177-09-402-005 & 30' in width on the north side of APN: 177-09-401-009) as Santoli will not be able to continue to the east & should not be necessary to connect Haven and Giles Street and 5-feet of roadway reservation in Haven Street to allow for a detached sidewalk per current Clark County Title 30 requirements (see attached Vacation Site Map).

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Rusty Schaeffer
Principal

PLANNER
COPY
VS-24-0766

02/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0767-A B C HAVEN WEST INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduced street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.

DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Mesa Verde Lane, the west and east sides of Haven Street and 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative yards for Lots 1 through 8 where yards are established per Section 30.04.09.
2. Reduce street landscaping strip along Haven Street to 10 feet (5 foot landscape strip and 5 foot detached sidewalk) where a minimum of 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D (a 33.4% reduction).
3. Increase the height of retaining wall to 10 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 233% increase).
4.
 - a. Increase fill height to 8 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 167% increase).
 - b. Increase fill height to 10 feet where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
 - c. Increase fill height to 10 feet where a maximum of 9 feet is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F (a 11% increase).
 - d. Allow lot sizes less than 10,000 square feet (as small as 4,261 square feet) where residential development within abutting or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.

- e. Allow side interior setbacks of 5 feet where development shall comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.
- f. Allow rear setbacks of 15 feet where development shall comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.

**PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)**

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 Haven Avenue, 8021 Haven Avenue, 87 E. Mesa Verde Lane
- Site Acreage: 10.16
- Project Type: Single-family attached residential
- Number of Lots: 63
- Density (du/ac): 6.20
- Minimum/Maximum Lot Size (square feet): 4,261/10,119
- Number of Stories: 2
- Building Height (feet): 26 to 29
- Square Feet: 3,000 to 3,335

Site Plan

The plans depict a single-family residential development consisting of 63 lots on 10.16 acres with a density of 6.20 dwelling units per acre. The minimum and maximum lot sizes are 4,261 square feet and 10,119 square feet, respectively. The development is divided in 2 parts, the west and east sides of Haven Street. The western portion depicts 48 lots and the eastern portion development depicts 15 lots. The development is accessed via Haven Street and Mesa Verde Lane for the western portion of the development and from Haven Street for the east development. The interior street network consists of private streets measuring 43 feet in width. The north/south streets, A and D, terminate in a cul-de-sac. The east/west street, Street B, terminates at an intersection with Haven Street. Street C, an east/west street serves as an access point for the east development from Haven Street and terminates as a stub street on the east end. Five foot wide sidewalks are located on 1 side of all internal streets. Due to the design of Lots 1 through 8; a waiver of development standards is requested for alternative yard, to allow the southern and northern property lines to be used for the front yard. This will allow a tract home to be developed on the site while allowing the future homeowners to add fences, walls, and accessory structures without additional waivers. An existing 15 foot wide private access easement is provided along the north side of Lot 47, to allow APN 177-09-401-016 have access to Haven Street.

Landscaping

A 15 foot wide street landscape area, including a 5 foot wide detached sidewalk and 5 foot wide landscape strip, are provided on both sides of the sidewalk along Haven Street and Mesa Verde Lane. However, the applicant is proposing a 10 foot wide landscape strip consisting of a 5 foot

wide detached sidewalk and a 5 foot wide landscape strip located between the sidewalk and the curb along the west side of Haven Street. A waiver is being requested to allow for a single 5 foot wide landscape strip where 2 are required along Haven Street.

Elevations

The plans depict three, 2 story model type homes that measures up 28 feet in height. The elevations on all 4 sides have a combination of stucco, concrete roof tile with variable rooflines, wall offset, foam trim, stone veneer on some elevation option, and a variety of garage door patterns.

Floor Plans

The plans depict a single-family residences 5 bedroom, 3 to 4.5 bathroom and a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

The applicant states that the 2.5 acre portion of the proposed east development naturally slopes from Haven Street to the east for vertical differential of 5 feet. The centerline of Haven Street will need to be raised approximately 12 inches to adequately slope back to Haven Street by creating the necessary fill exceeding the minimum fill requirement of the 3, 6 and 9 feet within the 5, 20 and 50 feet of the eastern, northeastern and southeastern property lines, respectively. The additional fill is not being requested to artificially raise the site for views; instead, the fill is required for the development on the east portion of the development. The applicant requests to allow for minimum lot sizes less than 10,000 feet located along the east and north property lines of the east development. In addition, the applicant is requesting to waive the side and rear setbacks which will not have an impact to the adjacent properties. The request for a waiver for alternative orientation is necessary for lots 1 through 8 to be "side loaded" as shown on the site plan. Each home will maintain all setback requirements per RS3.3 standards. A reduction of the street landscaping is being requested along Haven Street, where a 5 foot detached sidewalk is being proposed with a 5 foot wide landscape strip located between the sidewalk and curb only. Proposed Lots 28 through 48 are fronting and accessed directly from Haven Street. According to the applicant the 5 foot wide landscape strip behind the sidewalk will not be necessary as the area will be occupied by the front yard of these lots and the front yard landscaping will be installed by the developer.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-00049-19	Extension of time for VS-0062-17 vacation of easements and right-of-way	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easement and right-of-way being Santoli Avenue	Approved by BCC	April 2017
WS-0053-10	Waived off-site improvements on Eldorado Street, from Rancho Destino to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0318-08	Vacation and abandonment for right-of-way being Geonry Avenue	Approved by PC	July 2008
ZC-0970-07	Zone change from R-E to C-P, waiver of development standards, and design review for two office buildings of APN's 177-09-401-017, 021, 022, and 023	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and right-of-way being Geonry Avenue	Approved by PC	January 2006
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) Zone for APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (West Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed Use	RS 20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Corridor Mixed-Use	CR	Undeveloped

For APN's: 177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005;

Surrounding Land Use (East Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
South	Neighborhood Commercial	CP	Single-family residential development & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & CP	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	undeveloped

For APN: 177-09-403-014

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate the site from Neighborhood Commercial and Ranch Estates Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0765	A zone change to reclassify the site from RS20 and CP to RS3.3 is a companion item on this agenda.
TM-24-500166	A 63 lot single-family residential subdivision map is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for patent easements and a portion of right-of-way being Santoli Avenue and Haven Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1

Staff finds that allowing 8 lots to have alternative yard orientation should not create any impacts on the proposed subdivision or the surrounding area. Alternative orientations are used throughout the County in subdivisions with atypical lots. However, since staff is not supporting other components of this application, staff cannot support this request.

Waiver of Development Standards #2

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by redesigning the site. Therefore, staff cannot support this request.

Waivers of Development Standards #3 & #4

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact of an increased grade on the adjacent property owners. The applicant indicates on APN 177-09-403-014, the fill height is necessary due to the vertical differential being higher from Haven Street and sloping lower towards the east property line. The parcel is surrounded 2 sides by an existing adjacent neighborhood to the north and east boundaries. Staff

recognizes there may be design constraints for the project site however, increasing the fill height and retaining wall height within the shared residential property line to the east and north may potentially impact the existing single-family residences. In accordance with Title 30, only tiered retaining wall may be used with a 3 foot horizontal offset between each 2 feet of vertical height. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision.

The applicant is requesting to waive residential adjacency requirements associated with property that is abutting or adjacent to parcels within the NPO-RNP. This includes the requirement to provide 10,000 square foot or greater lots to transition to the RNP boundaries, and compliance with the minimum interior side yard and rear yard setback requirements of the RS20 zoned property. The NPO-RNP area is located to the east side of Haven Street, where there are single family residences located on the north and east sides of the development. Lots 54 through 63 that are adjacent to the NPO-RNP measure between 4,261 square feet to 5,400 square feet. The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities, regardless of the timing of development. Staff cannot support the reduction in lot size and setbacks along the north and east which is developed with single-family residences.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The development is divided into 2 parts by Haven Street. The layout and internal street of the proposed subdivision is functional. In accordance with Section 30.04.09, driveways constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property. The architectural features provided on all 4 sides of the homes meet the minimum design standards required per Code. Therefore, staff could recommend approval of the design review, however since staff is not supporting the waivers of development standards for retaining wall height and residential adjacency, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Driveway constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-09-402-002, -004, -005, 177-09-401-009, -012 & -017

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

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CELL _____

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APPLICANT INFORMATION (must match online record)

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REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-208-7812

EMAIL: parker.sleck@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer

ADDRESS: 3283 E. Warm Springs Rd., Suite #300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-856-9296

e: CELL 702-498-0357

EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached herelo, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert C. Murray
Property Owner (Signature)*

ABC Haven West, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0767

PC MEETING DATE 2/18/25

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 12/26/24

FEES 91,800

DATE 1/29/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-09-403-014

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven East, Inc.
ADDRESS: 2010 Valley View Ln, Suite #145
CITY: Farmers Branch STATE: TX ZIP CODE: 75234
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-208-7812 EMAIL: parlor.stock@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 e CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert C Murray
Property Owner (Signature)*

ABC Haven East, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
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<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) W3-24-0767

ACCEPTED BY PG

PC MEETING DATE 2/18/25

DATE 12/26/24

B.C. MEETING DATE 3/19/25

FEES 51,800

TAB/CAC LOCATION Enterprise

DATE 1/29/25

December 23, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Mesa Verde and Haven
Land Use Justification Letter
in support of a Design Review and Waiver of Standards
APNs: 177-09-401-009, -012,-017; 177-09-402-002,-004, -005; & 177-09-403-014**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Design Review and Waiver of Standards for the subject property. The applicant will also be requesting a Master Plan Amendment, Rezone and Vacation of right-of-way/easements. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

- | | |
|----------------------|--|
| Design Review: | Single-Family Detached Residential Homes |
| Waiver of Standards: | <ol style="list-style-type: none"> 1. Waive the Residential Adjacency requirement of maximum fill adjacent to another residential property (30.06.F) 2. Waive the maximum retaining wall height of 3 feet to allow for a maximum retaining wall height of 10.7 feet (30.04.03.C.2). 3. Waive the Residential Adjacency requirement of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i). 4. Waiver of the Residential Adjacency requirements stating that development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii). 5. Waiver to allow an Alternative Orientation (30.04.09). |

**PLANNER
COPY**

6. Waiver to reduce street landscaping to 10 foot wide where a minimum of 15 foot wide is required. (30.04.01.D.07.i)

Project Description

The project consists entirely of 10.16 acres on APNs: 177-09-401-009, -012, & -017; 177-09-402-002, -004, -005; & 177-09-403-014 and is generally located at the southwest corner of the intersection of Mesa Verde Lane and Haven Street. The project site is generally located in a portion of the Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Section 9, Township 22 South, Range 61 East, MDB&M, Nevada. The applicant is proposing 63 homesites on said 10.16 acres for a density of 6.20 DUA.

The majority of the project site is currently zoned as Residential Single Family 20 (RS20) with the most southerly parcel (APN 177-09-401-017) being Commercial Professional (CP). The parcels on the west side of Haven Street (APNs: 177-09-402-002, -004, -005, 177-09-401-009 & -012) have a land use designation for Mid-Intensity Suburban Neighborhood (MN). The last parcel on the west side of Haven Street (APN 177-09-401-017) has a land use designation of Neighborhood Commercial (NC). The parcel on the side of Haven Street (APN: 177-09-403-014) has a land use designation of Ranch Estate Neighborhood (RN) with an RNP Overlay.

Design Review

The developer is requesting a design review accompanying the request for a zone change. Mesa Verde and Haven will consist of sixty-three (63) homesites with eight common elements encompassing the entire 10.16 acre site for a density of 6.20 DUA. The project site will utilize onsite 43-foot private street (39-foot wide with modified roll curb and a 4-foot sidewalk on one side of the street). Homesites 28 through 48 will front Haven Street. The homesites within the project will range in net size from 4,261 square feet to 10,119 square feet with an average lot size of 5,094 square feet. The developer is proposing two-story homes within this community. The proposed two-story homes will range in livable square footage from 3,000 square feet to 3,335 square feet .

The maximum height of the buildings are approximately 28 feet from concrete slab to top of roof, well below the 35-foot maximum height allowed in *Title 30 Table 30.02.07* for RS3.3 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, concrete tile roofs, and decorative stone veneer accents. Future buyers will be offered a choice of three (3) various elevations that offer varying roof lines and architectural elements on all four sides of the home per Title 30.

The proposed setbacks will comply with existing Clark County Title 30 RS3.3 zoning:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

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The applicant will be providing the necessary perimeter landscape buffering from Haven Street and Mesa Verde Lane by establishing common lots and landscape easements (please see provided *Site Plan*). Please note that the required offset sidewalk on Homesites 28 to 48 has been provided per Title 30. A waiver is being requested to reduce the required 15 foot wide landscape area (consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk) to 10 feet wide (consisting of 1 landscape strip, 5 feet wide between the 5-foot-wide sidewalk and the back of curb), see Waiver #6 below. The developer is proposing an alternative landscaping (allowed per Title 30.04.01.D.7.iii) for the 5 foot wide landscape strip between the sidewalk and back of curb to provide medium trees for every 20-feet in place of the Title 30 required large trees for every 30-foot spacing. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Elevations

Three architectural styles have been utilized on all plans. Each plan and each elevation is in compliance with Title 30.04.05. Each plan will provide Variable Roof Line, Varied Building Materials such as stone veneer, stucco and concrete roof tiles. Other unique or varied architectural features such as window popouts and massing elements (see “Enhancements” on provide *Elevations*). Each plan will offer porches to provide offset planes with each building. Garages are recessed behind the front façade on each plan to allow for a varied street scene within the community.

Waiver of Standards

The applicant is applying for five waivers of standards:

- 1. Waive the Residential Adjacency requirement of maximum fill adjacent to another residential property (30.06.F)

Justification: Clark County Title 30.06.F requires that grading adjacent to existing single-family developments remain less than 3 feet high within 5 feet of the property line, 6 feet high within 20 feet of the property line and 9 feet high within 50 feet of the property line. The 2.5-acre portion of this proposed community that is located on the east side of Haven Street, naturally slopes from Haven Street to the east for a vertical differential of 5 feet. In addition, the existing centerline of Haven Street will need to be raised approximately 1 foot to adequately provide positive drainage in the street. Said portion of the community will need to slope to the west back to Haven Street hence creating the necessary 3.0 feet of fill on the eastern property line, 8 feet of fill within 5 feet of the eastern property line, 10 feet of fill within 20 feet of the eastern property line, 10 feet of fill within 50 feet of the eastern property line; 10 feet of fill on the southeastern property line, 10 feet of fill within 5 feet of the southeastern property line, 9 feet of fill within 20 feet of the southeastern property line, 10 feet of fill within 50 feet of the southeastern property line; 3 feet of fill on the northeastern property line, 8 feet of fill within 5 feet of the northeastern property line, 9 feet of fill within 20 feet of the northeastern property line and 9.5 feet of fill within 50 feet of the southeastern property line to adequately maintain positive drainage on the site for Street C and Street D. The south side of the parcels located on the west side of Have Street will require additional fill, 4 feet proposed where 3 feet is allowed, along the southwestern property line in order to achieve positive flow of storm water to discharge back to the natural flow paths. The additional fill is not being requested to artificially

PLANNER
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WS-24-0767

raise the site for views. Any development that occurs on these parcels will require the requested fill.

2. Waive the maximum retaining wall height of 3 feet (30.04.03.C.2) to allow for a maximum retaining wall height of 10.7 feet.

Justification: This waiver is being requested to allow a maximum retaining wall height of 10.7 feet where Code (30.04.03.C.2) allows 3 feet adjacent to an existing property. This waiver is necessary to match the maximum fill waiver request above &

3. Waive the Residential Adjacency requirements of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i).

Justification: The applicant met with neighbors to discuss the use of smaller homesites adjacent to the RNP properties. There was not opposition by the adjacent neighbors to the parcel on the east side of Haven Street to the use of the proposed smaller lots within this community. Please note that the RNP parcel north of APN 177-09-403-014 is currently being utilized as a church and not as a residential home, therefore this request should not impact that property. The RNP properties east of APN 177-09-403-014 have primary homes 170 feet or greater from said site.

4. Waiver of the Residential Adjacency requirements stating that development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines. (30.04.06.G.2.iii).

Justification: The applicant met with neighbors to discuss the use of smaller homesites adjacent to the RNP properties. There was not opposition by the adjacent neighbors to the parcel on the east side of Haven Street to the use of the proposed smaller lots within this community. Please note that the RNP parcel north of APN 177-09-403-014 is currently being utilized as a church and not as a residential home, this request should not impact that property. The RNP properties east of APN 177-09-403-014 have primary homes 170 feet or greater from said site.

5. Waiver to allow an Alternative Orientation (30.04.09).

Justification: The applicant is requesting that Homesites 1 through 8 be "side loaded" as depicted on the provided *Site Plan*. Each home site maintains a 15 foot rear setback per RS3.3 standards from the western property line. The home will maintain a minimum of 10 feet from Street A in accordance to RS3.3 corner setbacks (10-foot minimum). The side setbacks will be oriented to maintain a 15 foot "rear yard" from the livable area of each plan. In addition, each homesite will have 30 feet from the garage face and 20 feet from the livable area of the home to side lot line to allow to adequate turning movements into the garage.

6. Waiver to reduce street landscaping to 10 foot wide where a minimum of 15 foot wide is required. (30.04.01.D.07.i).

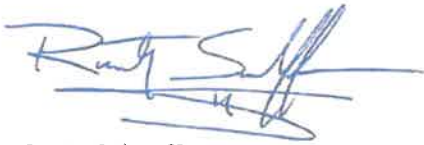
Justification: The applicant is requesting to reduce the required 15 foot wide landscape area that is associated with the required detached sidewalks on Haven Street; along the frontage of homesites 28 thru 48. Per code we are to provide a 15-foot-wide area, measured from the back

of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk. With homesites 28 thru 48 fronting & accessing directly from Haven Street, the 5 foot wide landscape strip behind the detached sidewalk will not be necessary as this area will be occupied by the front yard of these homesites and will be fully landscaped by the developer ,meeting the intent of the this code section.

Conclusion

The proposed development will not adversely affect the surrounding property. The development of this parcel is compatible and harmonious with adjacent uses. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Schaeffer", with a horizontal line underneath.

Rusty Schaeffer
Principal

PLANNER
COPY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500166-A B C HAVEN WEST INC:

TENTATIVE MAP consisting of 63 single-family detached residential lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Mesa Verde Lane and the west side of Haven Street; and 280 feet north of Windmill Lane and the east side of Haven Street within Enterprise. MN/rg/kh
(For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 Haven Avenue, 8021 Haven Avenue, 87 E. Mesa Verde Lane
- Site Acreage: 10.16
- Project Type: Single-family detached residential
- Number of Lots: 63
- Density (du/ac): 6.20
- Minimum/Maximum Lot Size (square feet): 4,261/10,119

Project Description

The plans depict a single-family residential development consisting of 63 lots on 10.16 acres with a density of 6.20 dwelling units per acre. The minimum and maximum lot sizes are 4,261 square feet and 10,119 square feet, respectively. The development is divided in 2 parts, the west and east sides of Haven Street. The western portion of the development depict 48 lots and the eastern portion development depicts 15 lots. The development is accessed via Haven Street and Mesa Verde Lane for the western portion of the development and from Haven Street for the east development, respectively. The interior street network consists of private streets measuring 43 feet in width. The north/south streets, A and D, terminate in a cul-de-sac. The east/west street, Street B, terminates at an intersection with Haven Street. Street C, an east/west street serves as an access point for the east development from Haven Street and terminates as a stub street on the east end. Five foot wide sidewalks are located on 1 side of all internal streets. Due to the design of Lots 1 through 8; a waiver of development standards is requested for alternative yard, to allow the southern and northern property lines to be used for the front yard. An existing 15 foot wide private access easement is provided along the north side of Lot 47, allowing APN 177-09-401-016 to have access to Haven Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400049-19 (VS-0062-17)	Extension of time for vacation of easements and right-of-way	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easement and right-of-way being Santoli Avenue	Approved by BCC	April 2017
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for right-of-way being Geonry Avenue	Approved by PC	July 2008
ZC-0970-07	Zone change from R-E to C-P, waiver of development standards, and design review for two office buildings of APN's 177-09-401-017, 021, 022, and 023	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and right-of-way being Geonry Avenue	Approved by PC	January 2006
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-1) Zone for APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (West Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed Use	RS 20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Corridor Mixed-Use	CR	Undeveloped

For APN's: 177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005

Surrounding Land Use (East Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
South	Neighborhood Commercial	CP	Single-family residential development & undeveloped

Surrounding Land Use (East Development)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & CP	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	undeveloped

For APN: 177-09-403-014

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate the site from Neighborhood Commercial and Ranch Estates Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0765	A zone change to reclassify the site from RS20 and CP to RS3.3 is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for patent easements and a portion of right-of-way being Santoli Avenue and Haven Street is a companion item on this agenda.
WS-24-0767	A waiver of development standard to allow alternative yards, reduced street landscaping, increased wall height, modify residential adjacency standards, and design review for single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The development is divided into 2 parts by Haven Street and the layout of the site and internal street network of the proposed subdivision is functional. However, approval of the tentative map is contingent upon approval of the companion plan amendments, zone change, waivers of development standards and design review for the entire project. Staff is not supporting the waivers of development standards and design review for the proposed development; therefore, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Driveway constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: ACTUS, 3283 E. WARM SPRINGS RD. #300, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-09-402-002, -004, -005, 177-09-401-009, -012 & -017

PROPERTY ADDRESS/ CROSS STREETS: Mesa Verde Lane & Haven Street

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for PA, TM, ZC, WS, DR & VS for a 63 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: ABC Haven West, Inc.

ADDRESS: 2010 Valley View Ln, Suite #145

CITY: Farmers Branch

STATE: TX

ZIP CODE: 75234

TELEPHONE: _____

CELL _____

EMAIL: _____

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CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-208-7812

EMAIL: parker.sleck@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - Rusty Schaeffer

ADDRESS: 3283 E. Warm Springs Rd., Suite #300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-856-9296 e

CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert C Murray
Property Owner (Signature)*

ABC Haven West, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

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APPLICATION # (s) TM-24-500166
PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FEES \$750
DATE 1/29/25



Department of Comprehensive Planning Application Form

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ABC Haven East, Inc.,
By: Robert C. Murray, Sr., Vice President
Property Owner (Print)

11/11/2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

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PC MEETING DATE 2/18/25
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 12/26/24
FFES \$750
DATE 1/29/25

December 23, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Mesa Verde and Haven
Land Use Justification Letter
in support of a Design Review and Waiver of Standards
APNs: 177-09-401-009, -012, -017; 177-09-402-002, -004, -005; & 177-09-403-014**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Tentative Map that proposes sixty-three (63) homesites with eight common elements encompassing the entire 10.16 acre site for a density of 6.20 DUA. The project site will utilize onsite 43-foot private streets (39-foot wide with modified roll curb and a 4-foot sidewalk on one side of the street). Homesites 28 through 48 will front Haven Street, while the remaining homesites will obtain access from two entries, one from Mesa Verde Lane and a second entry from Haven Street. This project will conform to all Clark County Area Uniform Standard Drawings. All waivers to Title 30 have been requested & described within the WS-DR Justification letter that is a companion item to this TM application.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Rusty Schaeffer
Principal

**PLANNER
COPY**
TM-24-500166

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres.

Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

EXISTING LAND USE PLAN:
ENTERPRISE – CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:
ENTERPRISE – URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 11.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Urban Neighborhood (UN) for the site is appropriate since the area is seeing a trend toward higher density residential uses. The properties to the south have recently been rezoned to RUD and R-5 zoning per NZC-20-0477 and NZC-21-0571, respectively. Additionally, a daycare facility was recently approved on the C-2 zoned parcel that the subject site borders on the north, east, and west per UC-23-0682. Multi-family residential and a daycare facility are compatible uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners.	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20 & RS2	Undeveloped and single-family residential development
East	Public Use	PF	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0005	A zone change to reclassify the site from RS20 to RM32 is a companion item on this agenda.
VS-25-0006	A vacation and abandonment for patent easements and portions of right-of-way being Decatur Boulevard and Le Baron Avenue is a companion item on this agenda.
WS-25-0008	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change to the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. The area has been transitioning from commercial/industrial uses to higher density residential uses. Although properties to the south are planned for Business Employment (BE) uses, those properties were approved for RM50 and RS2 zoning. The proposed UN land use category on the subject site is a continuation of the established trend. The adjacent flood control channel and detention basin to the north and east will help buffer the site. Furthermore, Decatur Boulevard, a major arterial street, separates the site from the single-family residential to the west. The C-2 zoned parcel that the site surrounds on the north, east, and west sides is approved for a daycare facility per UC-23-0682 which can help provide a needed service for future residents of the site. The request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

Department of Aviation

APN'S 177-30-106-004, 177-30-106-005 and 177-30-105-003 are subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued, and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PICERNE DEVELOPMENT CORP
CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

Planned Land Use Amendment PA-25-700001

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (REN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

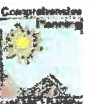
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:

ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 11.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for RM32 zoning for the site is appropriate since the area is seeing a trend toward higher density residential uses. The properties to the south have recently been rezoned to RUD and R-5 zoning per NZC-20-0477 and NZC-21-0571, respectively. Additionally, a daycare facility was recently approved per UC-23-0682 on the C-2 zoned parcel that the subject site borders on the north, east, and west. Multi-family residential and a daycare facility are compatible uses. Additionally, Decatur Boulevard is a major arterial street that is designed to accommodate traffic generated by more intense or dense uses.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20 & RS2	Undeveloped and single-family residential development
East	Public Use	PF (AE-60)	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700001	A plan amendment to redesignate the site from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-25-0006	A vacation and abandonment for patent easements and portions of right-of-way being Decatur Boulevard and Le Baron Avenue is a companion item on this agenda.
WS-25-0008	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The area has been transitioning from commercial/industrial uses to higher density residential uses. Although properties to the south are planned for Business Employment (BE) uses, those properties were approved for RM50 and RS2 zoning. The proposed RM32 zoning on the subject site is a continuation of the trend towards higher density residential zones in the area. The adjacent flood control channel and detention basin to the north and east will help buffer the site. Furthermore, Decatur Boulevard, a major arterial street, separates the site from the single-family residential to the west. The C-2 zoned parcel that the site surrounds on the north, east, and west sides is approved for a daycare facility per UC-23-0682 which will provide a needed service for future residents of the site. The proposed RM32 zoning on the site is compatible with the surrounding area and is in harmony with the development trends for the area. The request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for RM32 zoning is appropriate for this location.

Department of Aviation

The residential portion of the property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights.

Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003 are subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued, and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PICERNE DEVELOPMENT CORP

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0006-K R L J 3, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh
(For possible action)

RELATED INFORMATION:

APN:
177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD

BACKGROUND:
Project Description

The applicant requests the vacation and abandonment of the following: 1) 5 foot right-of-way being Decatur Boulevard and Le Baron Avenue on parcels 177-30-105-003 and 177-30-106-004; 2) 33 foot wide patent easements on the north, west, east and south property lines of parcel 177-30-106-001; 3) 3 foot wide patent easement along the south property line of parcel 177-30-106-004; and 4) 33 foot wide patent easements on the north, west, and east property lines of parcel 177-30-006-004. These easements and right-of-way are no longer necessary for right-of-way and utility purposes. The 5 foot wide portion of the right-of-way along Decatur Boulevard and Le Baron Avenue being vacated is to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	A street name change from Gomer Road to Silverado Ranch Boulevard, from Las Vegas Boulevard South to Wells Street to the east	Approved by PC	September 2003
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20, CG & RS2	Undeveloped, single-family residential development
East	Public Use	PF	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

The subject site is within the Public Facilities Needs and Assessment (PFNA) area

Related Applications

Application Number	Request
PA-25-700001	A plan amendment to redesignate the site from Corridor Mixed-Use to Urban Neighborhood is a companion item on this agenda.
ZC-25-0005	A zone change to reclassify the site from RS20 to RM32 is a companion item on this agenda
WS-25-0008	A waiver of development standards with a design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PICERNE DEVELOPMENT CORP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

02/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0008-K R L J 3, LLC:

WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce street landscaping; 2) dedication of right-of-way; and 3) allow modified driveway design standards. **DESIGN REVIEW** for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along Decatur Boulevard to 12 feet where a minimum 15 foot wide area measured from the back of curb consisting of 2 landscape strips, 5 feet wide on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D (a 20% reduction).
2. Waive dedication of right-of-way (Ullom Drive alignment) where required per Section 30.04.08D.
3. Reduce the throat depth for a driveway along Le Baron Avenue to 128 feet where 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 15% reduction).

LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.21
- Project Type: Multi-family dwelling
- Number of Units: 248
- Density (du/ac): 22.12
- Number of Stories: 3 (apartments)/ 1 (clubhouse)/ 1 (garage)
- Building Height (feet): 40 (apartments)/ 27 (clubhouse)/ 13 (garage)
- Square Feet: 334,048
- Open Space Required/Provided (square feet): 24,800/32,163

- Parking Required/Provided: 412/439
- Sustainability Required/Provided: 5/5

Site Plan

The plans depict a multiple family residential development consisting of 248 dwelling units distributed within 15, 2 and 3 story buildings and 6, single story garages located along the north property line. The site is 11.21 acres with a density of 22.12 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. The setbacks of the perimeter buildings are as follows: 21 feet to the south and east property lines; and 22 feet to the west property line. Accessory structures (proposed garages) along the north property line are setback 5 feet. There will be 1 access point to the development from Le Baron Avenue to the south. While 2 access points to the development from Decatur Boulevard to the west serves as exit and emergency access only. Internal circulation within the project consists of 24 and 26 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

The multi-family buildings are located outside of the boundary of the AE-60 overlay, except for the parking area, garages, and trash enclosures.

Landscaping

The plans depict 15 foot wide landscape strip including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided along Decatur Boulevard and Le Baron Avenue. However, a 6 foot high decorative fence is located in the middle of the 5 foot wide landscape strip behind the sidewalk along Decatur Boulevard; therefore, a waiver has been requested to reduce the street landscaping.

Open space and landscaping are equitably distributed throughout the development and consists of open space areas which include a swimming pool, cabana, and a clubhouse located on the central portion of this site.

Elevations

The residential buildings average from 1 to 3 story structures with maximum heights of 40 feet. All of proposed buildings have pitched roofs with concrete tile roofing material and exterior walls with a combination of stucco finish and stone veneer. The upper floor units will have balconies on some building elevations. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, window fenestrations, varying roof heights, and other enhancements to break-up the vertical and horizontal surfaces of the buildings.

Floor Plans

The plans show a mix of 1, 2 and 3 bedroom units consisting 96, one bedroom units; 140, two bedroom units; and 12, three bedroom units. The residential units are between 774 square feet and 1,445 square feet in area. The maintenance area is located within the building identified as L1 located on the ground floor and has an open floor plan. The clubhouse is 10,145 square feet and consists of a leasing office, computer lab, conference room, lounge, yoga room, fitness area, and restrooms.

Applicant's Justification

The applicant is providing a 5 foot wide and landscape strip on each side of the 5 foot wide sidewalk; however, the 6 foot tall decorative fence is located within the middle of the landscape strip closest to the proposed buildings reducing the landscape width. The development is still providing the requisite landscaping as code requires and the site will not be negatively impacted by this reduction of the landscape width. The dedication of the right-of-way for Ullom Drive is not necessary for the public's use or for utility or traffic purposes. If Ullom Drive continued north, it would intersect with Silverado Ranch Boulevard less than 400 feet from the intersection with Decatur Boulevard. Being so close to the major signalized intersection, traffic would be limited to right turns only and Silverado Ranch Road would operate better without at that location. In addition, there is no development east of the site due to the existing large detention basin. Lastly, the reduction of the throat depth requirement is to provide adequate space for future residences and guest to maneuver by mitigating queuing on Le Baron Avenue. Driveway access from Le Baron Avenue is 20 feet wide and will consist of 2 lanes. The second lane would allow drivers to bypass those who are stopped at the call box. The 2 gated entrances, coupled with additional space in the parking area south of the clubhouse, will promote traffic flow. A secondary exit located at the northwest corner of the site will allow drivers to access Decatur Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	A street name change from Gomer Road to Silverado Ranch Boulevard, from Las Vegas Boulevard South to Wells Street to the east	Approved by PC	September 2003
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20, CG & R-2	Undeveloped, single-family residential development
East	Public Use	PF	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700001	A plan amendment to redesignate the site from Corridor Mixed-Use to Urban Neighborhood is a companion item on this agenda.

Related Applications	Related Applications
ZC-25-0005	A zone change to reclassify the site from RS20 to RM32 is a companion item on this agenda
VS-25-0006	A vacation and abandonment for patent easements and portions of right-of-way being Decatur Boulevard and Le Baron Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by relocating the proposed 6 foot high decorative fence behind the 15 foot wide street landscape strip. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Per the development code, multi-family development should have at least 1 main building entrance facing an adjacent street. The clubhouse building provides direct to and faces Le Baron Avenue. The pedestrian access is provided from the public sidewalk leading to building entrance of the clubhouse. Per Code, buildings with multiple street frontages shall provide at least 1 building entrance along each street frontage. The buildings along Decatur Boulevard and Le Baron Avenue have fences along the perimeter and only the clubhouse has direct pedestrian access. Therefore, entrances to the other buildings are limited by within the interior of the development through the main gates located along Le Baron Avenue.

Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale and uses. The proposed development is compatible with the development located to the south along the northeast corner of Decatur Boulevard and Pyle Avenue. The multi-family residential development complies with the goal and policy within the Master Plan.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the non-dedication of Ullom Drive as it is not necessary for access through this development between La Baron Avenue and Silverado Ranch Boulevard. Also, to the north of the site, there is a flood channel that will end the alignment in the middle of this site. Additionally, Decatur Boulevard is within close proximity and will serve as an alternative for Ullom Drive.

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the commercial driveway on Le Baron Avenue. The applicant placed the gates farther into the site which will provide more room to exit the right-of-way which will reduce stacking within the right-of-way to avoid collisions.

Department of Aviation

The residential portion of the property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.
- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PICERNE DEVELOPMENT CORP
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0745-PROJECT CACTUS, LLC

SIGN DESIGN REVIEWS for the following: 1) modified residential adjacency standards; and 2) proposed signage for a previously approved commercial center on 1.33 acres in a CG (Commercial General) Zone.

Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-810-002

SIGN DESIGN REVIEWS:

1.
 - a. Allow proposed wall signs on the front of the building (north facing) to be illuminated and face an area subject to residential adjacency standards per Section 30.04.06I.
 - b. Allow proposed illuminated wall signs (north and south facing) to be visible from a residential district per Section 30.04.06I.
 - c. Allow proposed illuminated wall signs (north and south facing) to not be on a timer where illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m. per Section 30.04.06I.
2. Proposed signage for a previously approved commercial center.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4390 Cactus Avenue
- Site Acreage: 1.33
- Project Type: Sign design review for compliance with ZC-18-0492
- Proposed Sign Heights (feet):
 - 4.3 feet (north facing - west sign)/3 feet (north facing - east sign)
 - 3 feet (south facing - west sign)/4.3 feet (south facing - east sign)
 - 3.8 feet (overall height for directional sign)
 - 6 feet (menu board)

- Square Feet: 97 (total for both signs facing north)/97 (total for both sign facing south)/5 (directional sign)/20 (menu board)

Site Plan

This property is developed with a site plan approved via ZC-18-0492. The retail building is located on the south side of the parcel at the northeast corner of Cactus Avenue and Arville Street. A drive-thru is located on the west, south, and east sides of the building. The building has 2 units with both being proposed for use as restaurants. The primary access to the property is from a driveway at Arville Street on the northwest corner of the property, and a shared driveway located on the southeast corner of parcel 177-30-810-003. The main entrance of the building faces north towards a residential area approximately 180 feet north of the building.

Sign Plan

The plan depicts 2 wall signs on the north and south sides of the existing retail and restaurant building. The front facing elevation (north) will have a 32 square foot wall sign and a 45 square foot wall sign, and the same signs will be installed on the rear facing elevation (south). The overall area for 4 wall signs on this property is 194 square feet. Two wall signs face north towards an area subject to residential adjacency. The applicant is also including a directional sign along the west property line, south of the driveway. A menu board is considered an integrated sign per Title 30 and will be installed on the south side of the commercial building adjacent to the drive-thru lane. The approval for ZC-18-0492 included a condition for a design review for signs.

Applicant's Justification

The applicant is requesting sign design review to comply with the notice of final action approval of ZC-18-0492 for design review of signs associated with this development. This applicant is only requesting the sign design review for parcel 177-30-810-002 in an effort to obtain sign permits and operate the businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0492	Reclassified 2.5 acres to commercial for a retail shopping center and restaurants	Approved by BCC	August 2018
VS-18-0490	Vacated and abandoned easements	Approved by BCC	August 2018
TM-18-500117	1 lot commercial subdivision	Approved by BCC	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning (Overlay)	District	Existing Land Use
North	Neighborhood Commercial	RS20		Single-family residential
East	Neighborhood Commercial	CG		Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) Major Development Project	R-2		Single-family residential development within Southern Highlands

Surrounding Land Use

	Planned Land Use Category	Zoning (Overlay)	District	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RS20		Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed wall signs are compatible with the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of this property, or adjacent properties. Illuminated lettering on a 52 square foot and 45 square foot wall sign located approximately 180 feet from the residential property line and 211 feet from the side of the nearest home north of the signs, will not create an adverse impact. There are numerous trees on both sides of the property line to shield adjacent homes from the low intensity letter lighting of the signs. The home on the north side of this property is a single-story home with 2 partially obscured (by the wall) primary windows facing the commercial property. Therefore, staff supports the sign design reviews.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROJECT MORTON, LLC

CONTACT: JACOB YOUNG, VEDELAGO PETSCH ARCHITECTS, 3535 EXECUTIVE
TERMINAL DRIVE, HENDERSON, NV 89052

DRAFT



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 177-30-810-002

PROPERTY ADDRESS/ CROSS STREETS: 4390 Cactus Ave., Las Vegas, NV, 89141

DETAILED SUMMARY PROJECT DESCRIPTION

Seeking a conditional use permit to allow outdoor dining in conjunction with an adjacent restaurant use. 20 max. occupants.
Also seeking building signage approval per the NOFA requirements of ZC-18-0492.

PROPERTY OWNER INFORMATION

NAME: Project Cactus, LLC
 ADDRESS: 1131 S. Casino Center Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89104
 TELEPHONE: 702-754-3414 CELL: _____ EMAIL: mm@morton-qroup.com

APPLICANT INFORMATION (must match online record)

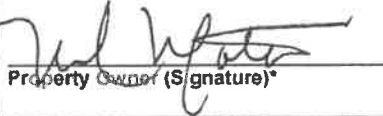
NAME: Project Morton, LLC
 ADDRESS: 1131 S. Casino Center Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
 TELEPHONE: 702-754-3414 CELL: _____ EMAIL: mm@morton-group.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jacob Young
 ADDRESS: 3535 Executive Terminal Dr., Ste, 310
 CITY: Henderson STATE: NV ZIP CODE: 89053 REF CONTACT ID # _____
 TELEPHONE: 702-951-0300 CELL: _____ EMAIL: jyoung@vpa-lv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*


Michael Morton
 Property Owner (Print)

9.10.24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) SDR-24-0745

ACCEPTED BY 

PC MEETING DATE _____

DATE 12-16-2024

BCC MEETING DATE 2-19-2025

FEES _____

TAB/CAC LOCATION Enterprise

DATE 1-29-2025

November 4, 2024

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway #1
Las Vegas, NV 89155

JUSTIFICATION LETTER-SIGN DESIGN REVIEW

APN: 177-30-810-002
Owner: Project Cactus, LLC
Area: 1.33 Acres
Address: 4390 Cactus Ave, Las Vegas, NV, 89141
Planned Land Use: Neighborhood Commercial (NC)
Zoning Classification: Commercial General (CG)
Land Use Plan Area: Enterprise
Community District: 2
Project: **Morton Restaurant @ Cactus**
VPA Project No: 2024134
Related Building Permit #: BD24-26262

We are seeking Sign Design Review approval for all exterior tenant signs for the building per the NOFA requirements of ZC-18-0492. Additionally, we are seeking Administrative Design Review approval for the proposed changes to the exterior finishes and colors. See attached drawings for information.

Summary of proposed signage:

Type of Sign	Total S.F.	Total # of signs
Freestanding	20	1
Wall	170	4
Directional	5	1

Current planned land use for the site is Neighborhood Commercial with a Zoning Classification of Commercial General.

The adjacent property to the north has a current planned land use of Neighborhood Commercial with a Zoning Classification of Residential Single-Family 20 (RS-20).

Adjacent property to the east has a current planned land use of Neighborhood Commercial with a Zoning Classification of Commercial General.

Adjacent properties to the south and west are separated by streets with Cactus (Arterial) to the south and Arville (future Collector) to the west.

Drive-thru lane, decorative low profile masonry wall has been verified to be no higher than 36 inches adjacent to the drive-thru curb. See photos on sheet D.1.

Respectfully,



Jacob K. Young

**PLANNER
COPY**

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Arville Street and Rogers Street within Enterprise (description on file). MN/my/kh (For possible action)

RELATED INFORMATION:

APN:
177-07-104-007

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements located along the east, west, and south property lines of the subject parcel. The applicant states that the patent easements are no longer necessary for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Public Use	PF	Park

Related Applications

Application Number	Request
WS-24-0768	A waiver of development standards to waive off-site improvements and eliminate street landscaping is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the southwest corner of lot at the intersection of Rogers Street and Mardon Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102

DRAFT



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 177-07-104-007

PROPERTY ADDRESS/ CROSS STREETS: Rogers/Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards for full offsite improvements and associated landscaping.

PROPERTY OWNER INFORMATION

NAME: Sharon & Frank Milano Trust

ADDRESS: 7384 Rogers St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 424-349-8462

CELL _____

EMAIL: cjmd.williams@gmail.com

APPLICANT INFORMATION

NAME: Sharon & Frank Milano Trust

ADDRESS: 7384 Rogers St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: 424-349-8462

CELL _____

EMAIL: cjmd.williams@gmail.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL 702-870-8771

EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Sharon Milano
Property Owner (Signature)*

Sharon Milano, Trustee
Property Owner (Print)

Oct 29, 2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-24-0754

PC MEETING DATE 2/4/25

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

ACCEPTED BY MY

DATE 12/19/24

Fees \$1,000

DATE 1/15/25

VS-24-0754

PLANNING
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Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

December 11, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: MSM 24-600063 - APN 177-07-104-007

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) as required by the Parcel Map Review letter (MSM 24-600063) and Section 30.04.08C and to waive the street landscaping as required per Section 30.04.01D87. The project is a two-lot parcel map located at the northeast corner of Rogers Street and Mardon Avenue. An existing single-family residence lies on the west half of the 0.93-acre parcel which is comprised of APN 177-07-104-007.

The proposed parcel map will create two parcels, one of which will be the existing home, and the second parcel will be developed as a single-family residence. The property is zoned RS-20 and a planned use of Ranch Estate Neighborhood. The site lies within the RNP overlay district. The parcel is bordered on three sides by RS-20 zoning. Directly west is an existing park zoned PF. There is intermittent rural residential development generally in all directions around the site.

Waiver of Development Standards:

This applicant is asking for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) on Rogers Street and Mardon Avenue. There is no perpetual curb, gutter or sidewalk in the vicinity of the parcel. The area is entirely within the RNP. The Clark County Western Trails Neighborhood Park directly across the street does not have full offsites along Rogers Street. The Clark County Western Trails Equestrian Park just west of the site does not have full offsite improvements. Both these parks have embraced the rural nature of the community and refrained from urbanizing the neighborhood. The only full offsites in the area is south of the site at Rogers and Robindale Road associated with two subdivisions. Even these subdivisions were not required to put full offsites along Rogers Street allowing the equestrian owners in the area to utilize this roadway. Putting full offsites across this one single family residence will look out of place and detract from the uniformity of the area. The improvements will dead-end at the developed property to the north and an undeveloped property to the east. These offsite improvements are not necessary for drainage or pedestrian ease since neither sidewalk is continuous. Additionally, this is a financial hardship for one property owner to bear. For these reasons, a waiver of the required full offsite on Rogers Street and Mardon Avenue is requested.

VS-24-0754
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Per an email dated December 4, 2024, in lieu of full offsites, Commissioner Naft indicated he might support a 5' asphalt walking path along both roadways. (See Attached Email)

In addition to the offsites, we are requesting a waiver of the perimeter landscaping. As mentioned, this parcel lies in the RNP. None of the existing developments in the area have perimeter landscaping. The landscaping in the right-of-way is not necessary for beautification as this parcel has been developed since 1974 and has mature, lush landscaping in the yard.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

For: 
David Turner
President

PLANNING
COPY

VS-24-0754

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Mardon Avenue and the east side of Rogers Street within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-104-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Rogers Street where street landscaping consisting of 1 tree and 3 shrubs per 30 linear feet are required per Section 30.04.01 (a 100% reduction).
- b. Eliminate street landscaping along Mardon Avenue where street landscaping consisting of 1 tree and 3 shrubs per 30 linear feet are required per Section 30.04.01 (a 100% reduction).
2. a. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) along Rogers Street where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) along Mardon Avenue where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7384 Rogers Street
- Site Acreage: 0.93
- Project Type: Single-family residential
- Number of Lots/Units: 1

Site Plan

The plan consists of a proposed minor subdivision map (MSM-24-600003) which depicts 2 lots. Lot 1 contains an existing single-family residence and is located on the west half of the site, and Lot 2 is located to the east. Access to Lot 1 is from Rogers Street to the west while Lot 2 is accessed from Mardon Avenue to the south. The applicant is requesting to waive full off-site improvements along Rogers Street and Mardon Avenue. Lastly, the applicant is requesting to eliminate any required street landscaping.

Landscaping

The applicant is requesting to waive all required street landscaping along Rogers Street and Mardon Avenue. Title 30 requires a minimum 10 foot wide landscape area with 1 tree and 3 shrubs every 30 linear feet.

Applicant's Justification

The applicant does not wish to disturb existing landscaping, which they state has existed since 1974. Additionally, the applicant states this project is located in the Neighborhood Protection (RNP) Overlay, where no off-site improvements typically exist. The applicant wishes to preserve the characteristic of the surrounding neighborhood by waiving required off-site improvements to match the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Public Use	PF	Park

Related Applications

Application Number	Request
VS-24-0754	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of landscaping is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Site landscaping also enhances community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials. Without the required landscaping, the heat island effect increases. Therefore, staff cannot support this waiver request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Off-sites to include minimum 32 foot paving adjacent to Mardon Avenue along the existing single-family home and remaining paving with future lot;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include spandrel at the southwest corner of lot at the intersection of Rogers Street and Mardon Avenue.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged, that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: MILANO, SHARON & FRANK TRUST & MILANO FRANK R. & SHARON D. TRS
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 177-07-104-007

PROPERTY ADDRESS/ CROSS STREETS: Rogers/Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards for full offsite improvements and associated landscaping.

PROPERTY OWNER INFORMATION

NAME: Sharon & Frank Milano Trust
ADDRESS: 7384 Rogers St.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 424-349-8462 CELL _____ EMAIL: cjmd.williams@gmail.com

APPLICANT INFORMATION

NAME: Sharon & Frank Milano Trust
ADDRESS: 7384 Rogers St.
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 424-349-8462 CELL _____ EMAIL: cjmd.williams@gmail.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.
ADDRESS: 1210 Hinson St.
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485
TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Sharon Milano
Property Owner (Signature)*

Sharon Milano, Trustee
Property Owner (Print)

Oct 29, 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # WS-24-0768
PC MEETING DATE 2/18/25
BCL MEETING DATE _____
TAB/CAE LOCATION Enterprise

DATE 1/29/25

ACCEPTED BY MY
DATE 12/30/24
Fee \$800
\$800

**PLANNER
COPY**

WS-24-0768

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

December 11, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: MSM 24-600063 - APN 177-07-104-007

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) as required by the Parcel Map Review letter (MSM 24-600063) and Section 30.04.08C and to waive the street landscaping as required per Section 30.04.01D87. The project is a two-lot parcel map located at the northeast corner of Rogers Street and Mardon Avenue. An existing single-family residence lies on the west half of the 0.93-acre parcel which is comprised of APN 177-07-104-007.

The proposed parcel map will create two parcels, one of which will be the existing home, and the second parcel will be developed as a single-family residence. The property is zoned RS-20 and a planned use of Ranch Estate Neighborhood. The site lies within the RNP overlay district. The parcel is bordered on three sides by RS-20 zoning. Directly west is an existing park zoned PF. There is intermittent rural residential development generally in all directions around the site.

Waiver of Development Standards:

This applicant is asking for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) on Rogers Street and Mardon Avenue. There is no perpetual curb, gutter or sidewalk in the vicinity of the parcel. The area is entirely within the RNP. The Clark County Western Trails Neighborhood Park directly across the street does not have full offsites along Rogers Street. The Clark County Western Trails Equestrian Park just west of the site does not have full offsite improvements. Both these parks have embraced the rural nature of the community and refrained from urbanizing the neighborhood. The only full offsites in the area is south of the site at Rogers and Robindale Road associated with two subdivisions. Even these subdivisions were not required to put full offsites along Rogers Street allowing the equestrian owners in the area to utilize this roadway. Putting full offsites across this one single family residence will look out of place and detract from the uniformity of the area. The improvements will dead-end at the developed property to the north and an undeveloped property to the east. These offsite improvements are not necessary for drainage or pedestrian ease since neither sidewalk is continuous. Additionally, this is a financial hardship for one property owner to bear. For these reasons, a waiver of the required full offsite on Rogers Street and Mardon Avenue is requested.

PLANNER
COPY

Per an email dated December 4, 2024, in lieu of full offsites, Commissioner Naft indicated he might support a 5' asphalt walking path along both roadways. (See Attached Email)

In addition to the offsites, we are requesting a waiver of the perimeter landscaping. As mentioned, this parcel lies in the RNP. None of the existing developments in the area have perimeter landscaping. The landscaping in the right-of-way is not necessary for beautification as this parcel has been developed since 1974 and has mature, lush landscaping in the yard.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

For: 
David Turner
President

PLANNING
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400145 (ZC-19-0349)-DIAMOND ARVILLE, LLC:

WAIVER OF CONDITIONS of a zone change requiring a separation between site wall and armory to be agreed upon by both property owners in conjunction with an existing warehouse building on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise. JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-404-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9545 Arville Street
- Site Acreage: 1.25
- Project Type: Existing warehouse
- Number of Stories: 2
- Building Height (feet): 27.5
- Square Feet: 7,914 (3 total warehouse buildings)
- Parking Required/Provided: 36/38

Site Plan, Lighting, & Photometric Plans

The site was reclassified from R-E zoning to M-D zoning for a proposed warehouse building with accessory office uses on 1.3 acres via ZC-19-0349. The previously approved plans depict a warehouse complex with accessory office uses consisting of 3 building. Buildings 1 through 3 each consist of 7,914 square feet and are located adjacent to the west and south property lines of the project site. Building 1 is set back 34 feet from the north property line while all 3 buildings are set back a minimum of 50 feet from the east property line. Buildings 1 and 2 are attached together while Building 3 is detached and located along the south property line of the site. The overhead, roll-up doors are oriented towards either the interior of the site, facing away from the public right-of-way, or the north property line, facing towards the armory. A 5 foot wide pedestrian walkway connects from the existing public right-of-way (unnamed) to Building 3.

The 3 warehouse buildings are connected via an internal 5 foot wide pedestrian walkway. A 5 foot wide pedestrian sidewalk is located between each warehouse building and the vehicular drive aisles. A total of 3 trash enclosures are provided throughout the warehouse complex. The required bicycle parking spaces are located within the interior of the project site. Access to the project site will be granted by a commercial driveway located along an existing, unimproved hammerhead cul-de-sac (dedicated as public right-of-way) that connects to Arville Street. Enhanced paving is provided at the commercial driveway, located at the southeast portion of the site. Parking for the warehouse complex is located along the east and north property lines, and between warehouse buildings 2 and 3. A fire department crash gate is proposed along a portion of the northeast property line. The warehouse complex requires 36 parking spaces where 38 parking spaces are provided. The site lighting and photometric plans depict full cut-off wall-pack lighting mounted to the north sides of Buildings 1 and 3 and the south side of Building 2.

Landscaping

Parking lot landscaping is provided along the east property line of the project site consisting of 5 landscape finger islands with 7 large trees. No landscape finger islands are provided within the interior of the project site, where a total of 6 landscape islands would typically be required. Street landscaping is not required for this application due to the location of the proposed commercial driveway, located immediately adjacent to the hammerhead cul-de-sac.

Elevations

The approved elevation plans depict 3 warehouse buildings with height ranging from 26 feet up to 27.5 feet, to the top of the parapet wall. The exterior of the buildings will consist of split-faced CMU block painted with neutral, earth tone colors. The north side of Building 1 features 3 overhead roll-up doors oriented towards the armory, while the south side of Building 2 features 3 overhead roll-up doors oriented towards the interior of the site. The north side of Building 1 features 3 overhead roll-up doors oriented towards the interior of the site. Buildings 1 through 3 each feature an overhead roll-up door on the east elevation, oriented towards the undeveloped portion of the adjacent parcel. The overhead roll-up doors will be painted red to compliment the color palette of the warehouse buildings. An aluminum storefront window system is featured at the principal entrance to each building, covered by a decorative metal awning that will be painted red.

Floor Plans

The approved plans depict 3 buildings that consist of 7,200 square feet of warehouse space on the first floor of each building. The second floor (mezzanine level) of each building features an area measuring 714 square feet with offices, a reception area, breakroom, and restroom facilities.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0349:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Separation between site wall and Armory to be agreed upon by both property owners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved access.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0228-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting to remove the second condition listed under the Notice of Final Action of ZC-19-0349. The condition states, the separation between site wall and armory to be agreed upon by both property owners. The applicant states the site plan for the land use application ZC-19-0349 depicted outdoor storage yards with 8 foot high screen walls. The neighbor voiced concern over the possibility of outside storage users being able to easily access their property from their yards. As a result, the applicant submitted an administrative design review that shows all the outside storage areas have been removed via ADR-23-900170.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900170	Warehouse building with accessory office uses - per the NOFA no on-site loading shall occur within the warehouse area, no loading shall occur within the customer parking areas or drive aisles	Approved by ZA	April 2025
ADET-22-900078	Administrative extension of time for ZC-19-0349	Approved by ZA	February 2022
ADR-19-900844	Consolidated 3 buildings into 1 warehouse building in conjunction with a previously approved office/warehouse facility	Approved by ZA	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0349	Reclassified the site from R-E (AE-60) zoning to (AE-60) zoning, waivers for modified on-site loading requirements and reduced parking lot landscaping with design reviews for a proposed warehouse building with accessory office uses	Approved by BCC	June 2019
PA-18-700004	Plan amendment to redesignate from CN to Business and Design/Research Park	Approved by BCC	March 2019
WS-0262-10	Vacated patent easements - recorded	Withdrawn	June 2010
VS-0104-10	Vacated patent easements - recorded	Approved by PC	May 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Public Use	P-F (AE-60)	Armory
East	Public Use	P-F (AE-60)	Armory & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the applicant submitted an administrative design review (ADR-23-900170) in April of 2023. The new proposed design shows that the site now has 1 building versus the 3 buildings that were a part of the original design with ZC-19-0349. Furthermore, the parking area is now along the east property line only. As a result, the outdoor storage area is longer along the north property line and the 10 foot CMU block wall is no longer required. Staff finds that the applicant has come up with a solution to resolve the issue with their neighbors. As a result, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 177-09-404-002

PROPERTY ADDRESS/ CROSS STREETS: 9545 Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To remove Current Planning condition bullet #2 list on NOFA ZC-19-0349, "Separation between site wall and armory to be agreed upon by both property owners".

PROPERTY OWNER INFORMATION

NAME: Diamond Arville LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd, Ste 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd, Ste 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - DC Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd, Ste 170
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Darren C. Petersen, Manager
Property Owner (Print)

12/5/2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s) WC-24-400145

PC MEETING DATE _____

BCC MEETING DATE 2/19/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY NAT

DATE 12/19/2024

FEES \$1,400.00

DATE 1/29/2025

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



November 21, 2024

Calrk County Current Planning
500 S. Grand Central Parkway, 1st floor
Las Vegas, Nevada 89101

Attn: Principal Planner

**RE: Arville – Silverado Industrial Park
APR24-101418
APN: 177-19-404-002
JUSTIFICATION LETTER
WAIVER OF CONDITION ZC-19-0349**

PROJECT NO.: 18-46

To Whom It May Concern:

We respectfully request favorable consideration on the attached Waiver of Condition application for the above-mentioned project.

The Waiver of Condition is to remove Current Planning's Bullet #2 from ZC-19-0349 NOFA. The condition is not applicable based on the approved Administrative Design Review (ADR23-900170).

The approved site plan under ZC-19-0349 depicted outside storage yards with eight (8'-0") foot high screen walls. Our neighbor voiced concern over the possibility of outside storage users being able to easily access their property from these yards. The approved site plan under ADR23-900170 removed all outside storage areas. The buildings along the north and west property are at twenty-seven (27'-0") feet high with no possibility of users being able to easily access their property.

Should you have any questions or require further information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos".

Richard C. Gallegos
Project Director